

WARRANTY DEED
Joint Tenancy

Know all Persons by these Presents,
003637

That I, TODD M. LABBE of the Town of Winslow, County of Kennebec and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by the said TODD M. LABBE and BRENDA L. MASSEY-LABBE and formerly known as Brenda L. Massey, husband and wife,

whose mailing address is 1 Rancourt Avenue, Winslow, Maine - 04901,

**NO TRANSFER
TAX PAID**

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said TODD M. LABBE and BRENDA L. MASSEY-LABBE,

as joint tenants and not as tenants in common, their heirs and assigns forever,

ALL THOSE TWO (2) CERTAIN LOTS OR PARCELS OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded, described and designated as follows, to wit: -

PARCEL 1 - BEGINNING at a point four (4) rods southerly from the point where the easterly line of Messalonskee Street intersects Coburn Classical Institute Athletic Field; thence running easterly about ten (10) rods along the southerly boundary of a parcel of land conveyed to Arthemise Roberge by Raymond Barriault by Deed dated May 23, 1933, recorded in the Kennebec County Registry of Deeds in Book 692, at Page 175, to the Messalonskee Stream, so-called; thence southerly along the westerly line of said Messalonskee Stream, four (4) rods; thence westerly in a line parallel with the northerly line of this lot hereinbefore described about ten (10) rods to the easterly line of said Messalonskee Street; thence in a northerly direction along the easterly line of said Messalonskee Street to the point of beginning.

PARCEL 2 - BEING a strip of land three (3) feet in width extending from Messalonskee Street easterly to Messalonskee Stream and lying immediately and next northerly of the northerly boundary of the lot above described, more particularly bounded and described as follows, to wit: - BEGINNING at the northwesterly corner of the lot herein above described; thence running in a northerly direction along the easterly line of said Messalonskee Street, a distance of three (3) feet; thence easterly in a line parallel with the northerly line of the lot herein above described about ten (10) rods to said Messalonskee Stream; thence southerly along the westerly line of said Messalonskee Stream, a distance of three (3) feet to the northeasterly corner of the lot herein above described; thence westerly along the northerly corner of the lot herein above described; thence westerly along the northerly boundary of the lot herein above described to the point of beginning. This strip of land is part of the parcel of land conveyed to Arthemise Roberge by Warranty Deed of Raymond Barriault dated May 23, 1933 and recorded as aforesaid in Book 692, at Page 175.

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BEING the same premises conveyed to the said Grantor herein and Tammy Lee Long from the said Tammy Lee Long under and by virtue of a certain Quitclaim Deed (With Covenant) in Joint Tenancy dated July 15, 1988 and recorded as aforesaid in Deed Book 3388, at Page 127; AND ALSO BEING the same premises conveyed to the said Grantor herein under and by virtue of a certain Warranty Deed from the said Tammy Lee Long dated April 20, 1993 and recorded as aforesaid in Deed Book 4373, at Page 059.

SUBJECT, however, to the: (1) terms and provisions of a certain Mortgage Deed as granted by the said Todd M. Labbe, one of the said Grantees herein, to Keyes Fibre Federal Credit Union dated April 20, 1993 and recorded as aforesaid in Book 4373, at Page 062; and (2) the following two (2) easements: ONE THEREOF from George H. Gagnon, a predecessor-in-title, to Waterville Sewerage District dated April 30, 1952 and recorded as aforesaid in Book 916, at Page 564; AND THE OTHER THEREOF from Viola B. Oakes to Kennebec Water District dated February 13, 1986 and recorded as aforesaid in Book 1032, at Page 306.

THE PURPOSE OF THIS DEED is to create an estate in joint tenancy in the lots or parcels of land as hereinbefore described between all of the Grantees, including the Grantor, in accordance with the provisions of Title 33 MRSA Section 159, as amended.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said TODD M. LABBE and the said BRENDA L. MASSEY-LABBE, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever, SUBJECT as aforesaid.

And I do **covenant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; SUBJECT as aforesaid;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons., SUBJECT as aforesaid.

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In Witness Whereof, I, the said TODD M. LABBE,

and

~~husband/wife~~ of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this **sixteenth** day of the month of **February**, A.D. 19⁹⁵.

Signed, Sealed and Delivered
in presence of

Todd M. Labbe
Todd M. Labbe

State of Maine, County of KENNEBEC **ss.** **February 16, 19 95**

Then personally appeared the above named Todd M. Labbe

and acknowledged the foregoing instrument to be his free act and deed.

RONALD M. ROY - Notary Public, Maine
My Commission Expires October 4, 2000
RECEIVED KENNEDIC SS.

Before me, *Ronald M. Roy*
Notary Public
Attorney at Law

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Printed Name, Ronald M. Roy

ATTEST: *Harriet R. Morris*
REGISTER OF DEEDS